

## **HR Hotel Resort District**

### **I. Permitted Uses.**

- A. Single Family
- B. Townhome
- C. Hotel
- D. Apartment Building
- E. Public Park
- F. Any combination of the above referenced uses is permitted.
- G. Uses seaward of the of the Coastal Control Line shall be limited to bath houses, cabanas, outdoor recreational facilities, garages, and restaurants so long as: (1) they are approved by a Coastal Construction Line permit granted by the State of Florida Department of Natural Resources; (2) at least 50% of the permitted area is free of any such structures; and (3) no such individual structure shall exceed 15% of the permitted area.

### **II. Accessory Uses**

- A. Any Use that is customarily associated with the Main Permitted Uses (See Sec. 30-111).

### **III. Conditional Uses**

- A. There are no conditional uses permitted.

### **IV. Prohibited Uses**

- A. Any Use not listed as a Main Permitted Use, Conditional Use, or Accessory Use (See Sec. 30-113).
- B. Hotel and Apartment Buildings are prohibited within 120 ft. of the Holiday Colony subdivision.

### **V. Land Development Regulations.**

- A. Single Family

1. Density-Within 120 ft. of Holiday Colony Subdivision density shall be limited to 1 building per 100 ft. of lot width and minimum lot depth of 120 ft. When not located within 120 ft. of the Holiday Colony Subdivision, then as set forth on the approved Site Plan.
2. Height-Same as the Holiday Subdivision.
3. Lot Coverage-Same as the Holiday Subdivision.
4. Setbacks- Same as the Holiday Subdivision.
5. Floor Area Ratio- Same as Holiday Colony Subdivision and as shown on the "Floor Ratio and Height Zone Sketch."
6. Minimum lot area-Same as the Holiday Subdivision.

B. Townhome

1. Density -.16 units per acre. Lot dimensions shall be as shown on the approved Site Plan.
2. Height- Same as the Holiday Subdivision.
3. Lot Coverage-Same as the Holiday Subdivision.
4. Setback - See Section 30-100 (b) PS Parkside Residential.
5. Floor Area Ratio- Same as the Holiday Subdivision and as shown on the "Floor Ratio and Height Zone Sketch").
6. Minimum Lot Area – as set forth on the approved Site Plan.

C. Hotel Only

1. Density -30 Units per acre. No hotel shall exceed 350 units.
2. Height- See "Floor Ratio and Height Zone Sketch".
3. Lot Coverage-.40
4. Setback

Front: 25 ft. + 5 ft. per floor above the first floor but not to exceed 50 ft.

Side: 25 ft. minimum. No portion of the Building may extend beyond a "building envelop" formed by a prism the base of which is formed by the

Lot boundaries and whose height is defined by two base angles of 63 degrees each (see "Building Envelope Sketch").

Rear: 25 ft. + 5 ft. per floor above the first floor but not to exceed 50 ft.

5. Floor Area Ratio- See "Floor Ratio and Height Zone Sketch."
6. Minimum Lot Area - The site shall be subdivided as of the date of this ordinance.

**D. Apartment Building Only**

1. Density-16 units per acre.
2. Height- See "Floor Ratio and Height Zone Sketch".
3. Lot Coverage-.40
4. Setbacks

Front: 25 ft. + 5 ft. per floor above the first floor but not to exceed 50 ft.

Side: 25 ft. minimum. No portion of the Building may extend beyond a "building envelop" formed by a prism the base of which is formed by the Lot boundaries and whose height is defined by two base angles of 63 degrees each (see "Building Envelope Sketch").

Rear: 25 ft. + 5 ft. per floor above the first floor but not to exceed 50 ft.

5. Floor Area Ratio- See "Floor Ratio and Height Zone Sketch."
6. Minimum lot area- The site shall be subdivided as of the date of this ordinance.

**E. Hotel and Apartment Building (Either combined or separate on the same site)**

1. Density Determination (**ZORC CHOOSE ONE OF THE BELOW 3**)
  - (a) Alternate Density Determination "A": One (1) Apartment Unit shall be permitted per 3.5 Hotel Units. Approval of this determination shall be based on the Site Plan Review Criteria as set forth in Sec 30-80 and by documentation that justifies said determination.
  - (b) Alternate Density Determination "B": 45 units per acre for a Hotel Building(s) and 16 units for Apartment Building(s).

(c) Alternate Density Determination "C": Apartment Building 16 units per acre and hotel building 30 units an acre.

2. Height- See "Floor Ratio and Height Zone Sketch"

3. Lot Coverage-.40

4. Setbacks

Front: 25 ft. + 5 ft. per floor above the first floor but not to exceed 50 ft.

Side: 25 ft. minimum. No portion of the Building may extend beyond a "building envelop" formed by a prism the base of which is formed by the Lot boundaries and whose height is defined by two base angles of 63 degrees each (see "Building Envelope Sketch" below).

Rear: 25 ft. + 5 ft. per floor above the first floor but not to exceed 50 ft.

5. Floor Area Ratio- See "Floor Ratio and Height Zone Sketch." If a development contains Hotel and Apartment Units, then the lot area which is counted towards one Use cannot be counted towards another use.

6. Minimum lot area-The site shall be subdivided as of the date of this ordinance.

## **VI. Supplementary Regulations**

### **A. Hotel**

1. Unit Size- Average Hotel unit size shall be based on the Site Plan Review Criteria as set forth in Sec 30-80 and by documentation submitted to justify said determination.

2. Cooking facilities - Cooking Facilities in Hotel Buildings shall be limited to the following:

a. One Microwave Oven with a maximum size of 2.0 cubic ft.

b. One refrigerator with a maximum size of 5 cubic ft.

c. Toasters, coffeemakers, and ice maker are permitted.

3. Common Area Kitchen in Hotel Buildings- The common area kitchen in Hotel Buildings shall be limited to one room per floor with access directly from a hallway or lobby. No kitchen shall have access to a hotel unit. The use of this kitchen is solely limited to the warming and refrigeration of foodstuffs that are prepared in the hotel or brought from an off site location to the hotel. Kitchen equipment, cooking facilities, silverware,

supplies, and appliances that are directly related to this purpose are permitted.

4. Parking- .75 parking spaces per unit shall be required. If the parking garage or parking lot is operated as a valet service, then the parking spaces may be shown on the site plan in tandem. The site plan application shall include a valet parking plan.
5. Any Unit with a door to a hallway or lobby is determined to be a Unit.

**B. Floor Area Ratio**

1. The Floor Area Ratio shall be as provided on “Floor Ratio and Height Zone Sketch”. Floor Area that is not used in the Floor Area Ratio calculation in one zone may be applied to another zone.
2. Parking garages located below the Base Flood Elevation shall not be included in the Floor Area Ratio calculation. When the parking garage is located above the Base Flood Elevation, it shall be included in the Floor Area Ratio calculation.

**C. Maximum floor to floor slope**

1. There shall be no more than a 60 degree angle measured from the finished floor of one story to the finished floor of the next story (see “Maximum Floor to Floor Slope Sketch”).

**D. Determination of Yards**

1. Shall be as shown in the “Yard Determination Sketch”.

- E. The Site Plan shall show a dedicated easement from the Erosion Control Line along the two longest side lot lines of the property. The minimum required width of the easement shall be 7.5 ft. The Site Plan Review criteria (Sec. 30-80) shall be used to determine the maximum required width of the easement.

**INSERT TRIANGLE SKETCH**

**INSERT FLOOR AREA RATIO AND HEIGHT SKETCH**

**INSERT MAXIMUM FLOOR TO FLOOR SLOPE SKETCH**